

PROPOSED MOTION

That Chapter 135 of the Code of the Town of Lexington, the Zoning Bylaw, be amended as follows:

1. Insert new sub-section to Section 4.0, Dimensional Controls, to set a maximum gross floor area standard for residential uses, as depicted below:

4.4 RESIDENTIAL GROSS FLOOR AREA.

4.4.1 Purpose. Lexington seeks to have a socially and economically diverse community, both over the whole of the community and within its neighborhoods. In support of that fundamental social goal, a basic housing goal is to provide housing opportunities supportive of the population diversity we seek. The Town encourages small- and medium-sized housing stock, in the interest of providing diverse housing sizes throughout the Town. Section 4.4 limits the massing of buildings, which may impact owners of abutting properties, the streetscape, landscape, and the character of the neighborhood and Town.

4.4.2 Maximum Allowable Residential Gross Floor Area Table. The total gross floor area of all buildings on a lot containing a one-family or two-family dwelling may not exceed the amount listed in the table below based on lot area.

Lot Area (in square feet)	Maximum Gross Floor Area (in square feet)
<u>0 – 5,000</u>	<u>0.8 * Lot Area</u>
<u>5,000 – 7,500</u>	<u>4,000 + 0.55 * (Lot Area – 5,000)</u>
<u>7,500 – 10,000</u>	<u>5,375 + 0.23 * (Lot Area – 7,500)</u>
<u>10,000 – 15,000</u>	<u>5,950 + 0.2 * (Lot Area – 10,000)</u>
<u>15,000 – 30,000</u>	<u>6,950 + 0.16 * (Lot Area – 15,000)</u>
<u>More than 30,000</u>	<u>9,350 + 0.16 * (Lot Area – 30,000)</u>

4.4.3 Special Permit. Pursuant to § 9.4, the SPGA may grant a special permit for a building to exceed the maximum gross floor area otherwise allowed by § 4.4 provided that the SPGA finds that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw including Town policy documents that define Housing Goals. In addition to the criteria in § 9.4.2, the SPGA shall find that:

- a. The project is compatible with the scale of the neighborhood;
- b. The massing of the project does not adversely impact the solar access of adjoining lots;
- c. Noise generated by fixed plant equipment, such as, but not limited to, air conditioners, pumps, fans, and furnaces, does not adversely impact adjoining lots; and

d. The project design addresses specific neighborhood and Town concerns.

2. To ensure consistency with the introduction of a residential GFA standard:
 - a. Update § 135-4.4.1, Schedule of Dimensional Controls (Table 2), by changing the label for the seventh line from “Maximum Floor Area Ratio (FAR)” to “Maximum Nonresidential Floor Area Ratio.”; and
 - b. Update the gross floor area standards for Special Permit Residential Developments (§ 135-6.9.6), as detailed below:
 1. Site sensitive developments (SSD). ~~Gross floor area of the dwellings in a SSD is not regulated.~~ The total gross floor area (GFA) in a SSD may not exceed the sum of the gross floor area that would be permitted on each of the lots shown on the proof plan under § 135-4.4 of this bylaw.